

TOWN OF LOS ALTOS HILLS

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Estate Homes Ordinance

Approved by City Council – 1/24/2008

Section 10-1.508. Estate homes.

(a) **Purpose.** Single-family residential development on a grand scale typically includes a primary dwelling of substantial size as well as accessory structures such as a swimming pool, tennis court, secondary dwelling, pool cabana, barn, and stables. The following regulations have been established to address the potential impacts of estate homes and to ensure that they are developed in a manner that is compatible with the open, rural character of the Town.

(b) **Definitions.** The following definitions are established for the purpose of this Article:

Estate Home. A building with floor area totaling 10,000 square feet of floor area or greater, not including areas that meet the definition of “basement” set forth in Sec. 10-1.208. For the purposes of this ordinance, buildings connected by a breezeway, covered walkway, or other means with a height of six (6) feet above grade or greater shall be deemed one (1) building.

(c) **Setbacks.**

(1) *Additional setbacks.* Additional setbacks shall apply to Estate Homes as follows:

Front setback: 44 feet plus 4 feet per 2,000 square feet over 10,000 square feet up to a maximum of 60 feet

Side and rear setbacks: 33 feet plus 3 feet per 2,000 square feet over 10,000 square feet up to a maximum of 45 feet

Size of building	Setback Requirements for Estate Homes	
	Front	Sides and Rear
10,000-11,999 s.f.	44	33
12,000-13,999 s.f.	48	36
14,000-15,999 s.f.	52	39
16,000-17,999 s.f.	56	42
18,000+ s.f.	60	45

(2) *Exceptions.* Exceptions to the additional setbacks required in subsection (d)(1) may be granted by the Planning Commission where the options for siting of buildings are substantially constrained by existing natural features of the lot (e.g., steep slopes over 30%, significant natural water courses, unusual lot configurations or size, mature oak trees, earthquake fault zones, or

native vegetation) or by dedicated conservation, open space, or access easements. Nothing in this section or any decision made under this section shall preclude a property owner from applying for a variance under Article 11.

- (d) **Height.** Primary dwellings shall be permitted a maximum structure height of up to 32 feet if the standard setbacks as defined by Sec. 10-1.505 are increased in accordance with the provisions of Sec. 10-1.504. The maximum overall building height of 35 feet shall not be exceeded.
- (e) **Approval Process.** Site development applications for estate homes are not eligible for the Fast-Track process under Sec. 10-2.1305.1.
- (f) **Conditions.** Every Site Development Permit granted for an estate home may be subject to conditions that are deemed necessary to protect the public health, safety and general welfare and to secure the objectives set forth in this Ordinance. The City Council and Planning Commission have the discretion to apply stricter standards to increase setbacks, reduce height, reduce floor area, and reduce development area where site specific constraints dictate further limitations, such that the purposes of the ordinances are complied with. Some examples of site constraints include, but are not limited to, the shape or natural features of the lot and easements which restrict development.
- (g) **Additions.** Any proposed addition to an existing building which brings the total floor area of the building in excess of 10,000 square feet, shall be subject to the procedures and requirements of this Ordinance.
- (h) **Landscape Screening.** Any development project subject to the Estate Homes Ordinance is required to provide an application for Landscape Screening. The Landscape Screening Plan shall be reviewed and approved by the Planning Commission.